



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2014-01529

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. PM072916  
Zone Change No. RZCT201400008  
Conditional Use Permit No. RCUPT201400062  
Parking Permit No. RPKPT201400006  
Environmental Assessment No. RENV201400121

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

ROWLAND RANCH PROPERTIES, LLC (c/o Rex V. Conde, Applicant Parallax Investment Corp. c/o Owen Lawson)

**MAP/EXHIBIT DATE:**

05/12/15

**SCM REPORT DATE:**

06/11/15

**SCM DATE:**

06/18/15

**PROJECT OVERVIEW**

*The applicant proposes to create three (3) commercial lots from 1 existing lot on a 14.85-acre site requiring a zone change for mixed use development consisting of two hotels and commercial retail and restaurant units for condominium purposes.*

Subdivision: To create 2 commercial lots and 1 multicommercial use lot within an industrial zone with 155 condominium units in 4 separate, detached buildings.

Zone Change: To change the existing Zone M-1.5-BE to the Zone C-3-DP.

CUP: For onsite grading in excess of 100,000 cubic yards; Development Program zone; compliance with community standards district including a commercial center of three or more businesses and signage, alcoholic beverage sales for on-site consumption.

Parking Permit: To allow less than the required one or more automobile parking spaces for each three persons based on the occupant load as determined by the county engineer to promote efficient land use by allowing the dual or shared use of parking facilities by uses and to allow tandem parking for nonresidential uses.

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to :  Other:   
Exhibit "A" Recorded Map \_\_\_\_\_

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  # Revision (requires a fee):

**ACCESS**

**LOCATION**

18800 Gale Avenue, Rowland Heights, CA

Gale Avenue

**ASSESSORS PARCEL NUMBER(S)**

8264021020  
8264021027

**SITE AREA**

14..85 acres

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

PUENTE

**SUP DISTRICT**

4<sup>th</sup>

**LAND USE DESIGNATION**

N/A

**ZONE**

M-1.5-BE

**CSD**

ROWLAND HEIGHTS

**PROPOSED UNITS (DU)**

**MAX DENSITY/UNITS (DU)**

**GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)



Regional Planning Commission.

Tentative Map:

Clear  Hold

7. Show all existing and proposed easements on the tentative map. A reciprocal easement is required at final map to share the common driveway among the parcels.
8. Ensure that road and pedestrian walkway cross sections are shown.
9. Ensure that the total linear feet of existing and proposed street frontage is indicated in the notes section.

Exhibit Map/Exhibit "A":

Clear  Hold

10. Ensure the maximum lot coverage has not been exceeded.
11. Prior to final map recordation, show in CC&Rs provisions for maintaining landscaping with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

Zone Change:

Clear  Hold

12. See proposed plans/zoning section above.

**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- 1) As previously requested, an approved hydrology report. Please see attached Storm Drain and Hydrology review sheet for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 2) As previously requested, please see attached Grading review sheet (Comment 2) for comments and requirements.
- 3) As previously requested, an approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements.
- 4) As previously requested, an approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements. Please note the sewer area study PC12243AS is currently under review.
- 5) As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- 6) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- 7) A revised tentative map and/~~er~~ exhibit map are required to show the following additional items:
  - a. Please see attached Grading review sheet (Comment 1) for comments and requirements.
  - b. Please see attached Road review sheet (Comment 2) for comments and requirements.
  - c. Please see attached Sewer review sheet (Comments 3 and 4) for comments and requirements.
  - d. Please see attached Water review sheet (Comment 2) for comments and requirements.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

PARCEL MAP NO. 072916

TENTATIVE MAP DATED 05/12/15  
EXHIBIT MAP 05/12/15

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
  - The latest Hydrology Report was submitted on 05/24/15 and is pending review.
  
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by *Ernesto J Rivera* Date 06/08/15 Phone (626) 458-4921  
Ernesto J Rivera

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and exhibit map is required to show the following additional items:
  - a. As previously requested, retaining wall information (if applicable). All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes (provide details).
  - b. On Sheet 1, the County approved Benchmark should state, "...N/O & 16.8M (55FT) W/O CL INT." instead of "...N/O & 16.8M (55FT) E/O CL INT."
  - c. On Sheet 3, remove the earthwork information currently shown since a bulk grading operation will not be used to record the final map. Instead, show earthwork volumes for the entire project as a summary, including cut, fill, over-excavation, alluvial removals, import, and export.
  - d. On Sheet 4, label and dimension the retaining walls with the height provided at the tallest point in the wall.
2. As previously requested, approval of the latest hydrology report and MS4 permit requirements approved by the Storm Drain and Hydrology Section of Land Development Division.

*DGR*

Name Diego Rivera Date 06/08/2015 Phone (626) 458-4921  
pm72916.rev2 doc

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

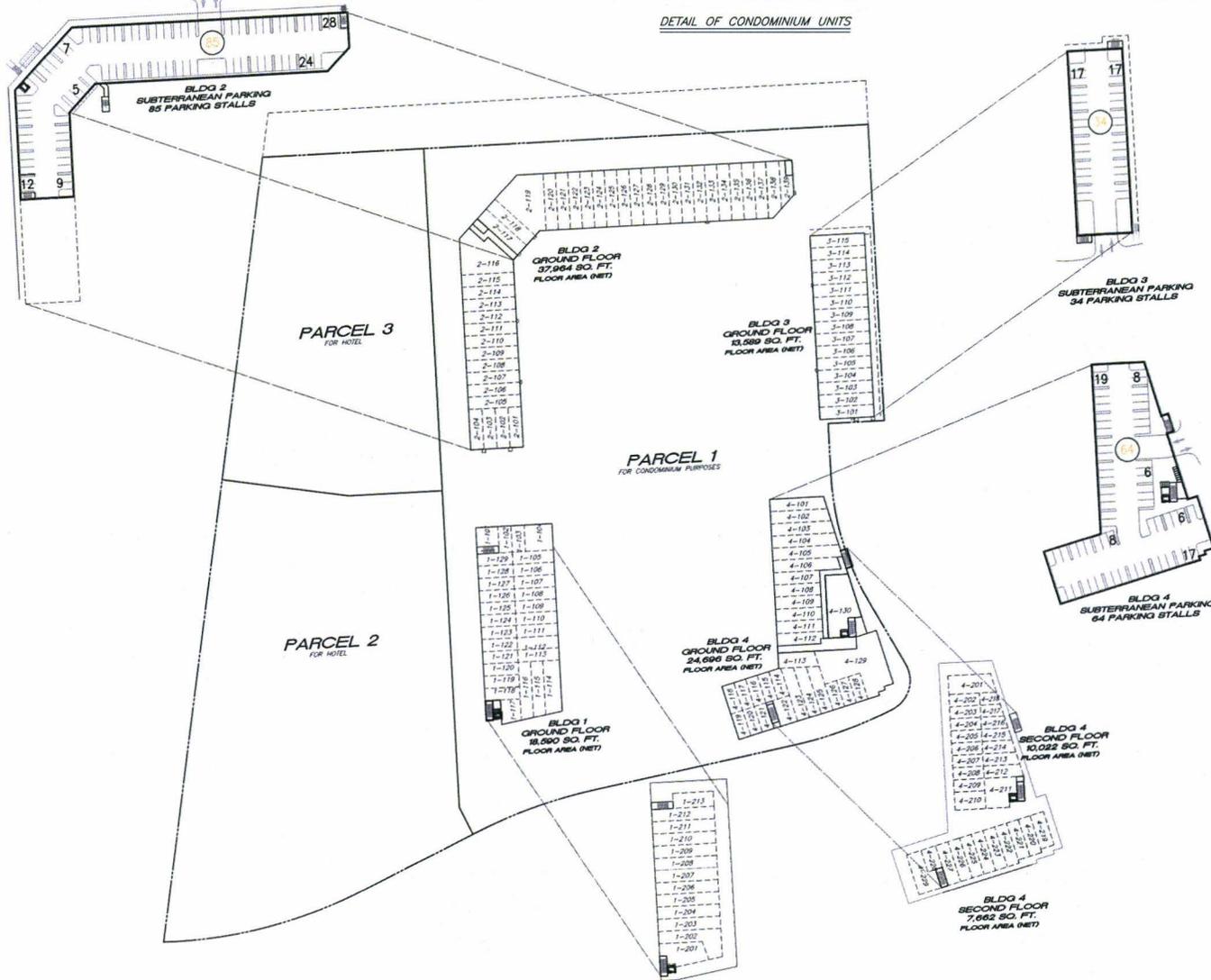
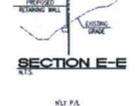
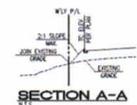
1. As previously requested, a traffic study is required using the County's methodology for evaluating intersections. Please contact Andrew Ngumba of our Traffic and Lighting division at (626) 300-4851.
2. As previously requested, a revised tentative map and exhibit map are required to show the following items:
  - See comments on the tentative map, the exhibit map and the site plan.



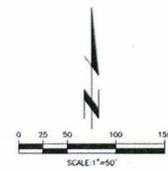
**EXHIBIT "A"**  
**VESTING TENTATIVE PARCEL MAP NO. 072916**  
**MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL**  
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF "REMAINDER PARCELS" OF PARCEL MAP NO. 165123, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
AS PER MAP FILED IN BOOK 183, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**WALL SECTIONS**

SEE SHEET 1 OF 4 FOR LOCATION



**DETAIL OF CONDOMINIUM UNITS**



**RETAIL UNITS AREA SUMMARY**

BUILDING 1(1st FLOOR)		BUILDING 2(1st FLOOR)		BUILDING 3(1st FLOOR)	
UNIT NO.	FLOOR AREA	UNIT NO.	FLOOR AREA	UNIT NO.	FLOOR AREA
1-101	560 SF	2-101	744 SF	3-108	897 SF
1-102	453 SF	2-102	744 SF	3-109	897 SF
1-103	453 SF	2-103	744 SF	3-110	897 SF
1-104	968 SF	2-104	744 SF	3-111	897 SF
1-105	658 SF	2-105	888 SF	3-112	897 SF
1-106	658 SF	2-106	888 SF	3-113	897 SF
1-107	658 SF	2-107	888 SF	3-114	897 SF
1-108	458 SF	2-108	888 SF	3-115	897 SF
1-109	658 SF	2-109	888 SF		
1-110	658 SF	2-110	742 SF		
1-111	658 SF	2-111	658 SF		
1-112	658 SF	2-112	808 SF		
1-113	658 SF	2-113	858 SF		
1-114	1,185 SF	2-114	888 SF		
1-115	875 SF	2-115	888 SF		
1-116	913 SF	2-116	2,213 SF		
1-117	580 SF	2-117	580 SF		
1-118	560 SF	2-118	932 SF		
1-119	940 SF	2-119	2,663 SF		
1-120	560 SF	2-120	943 SF		
1-121	560 SF	2-121	943 SF		
1-122	560 SF	2-122	943 SF		
1-123	560 SF	2-123	943 SF		
1-124	560 SF	2-124	943 SF		
1-125	560 SF	2-125	943 SF		
1-126	560 SF	2-126	943 SF		
1-127	560 SF	2-127	943 SF		
1-128	560 SF	2-128	1,218 SF		
1-129	560 SF	2-129	1,818 SF		
1-130	843 SF	2-130	843 SF		
1-131	843 SF	2-131	843 SF		
1-132	1,350 SF	2-132	843 SF		
1-133	954 SF	2-133	943 SF		
1-134	954 SF	2-134	943 SF		
1-135	954 SF	2-135	943 SF		
1-136	954 SF	2-136	943 SF		
1-137	954 SF	2-137	943 SF		
1-138	954 SF	2-138	943 SF		
1-139	954 SF	2-139	774 SF		
1-140	954 SF	2-140	954 SF		
1-141	954 SF	2-141	954 SF		
1-142	954 SF	2-142	954 SF		
1-143	882 SF	2-143	882 SF		

**VICINITY MAP**



**NOTE:**  
CONDOMINIUM BUILDING AREAS SHOWN  
ON THIS SHEET ARE NET FLOOR AREA

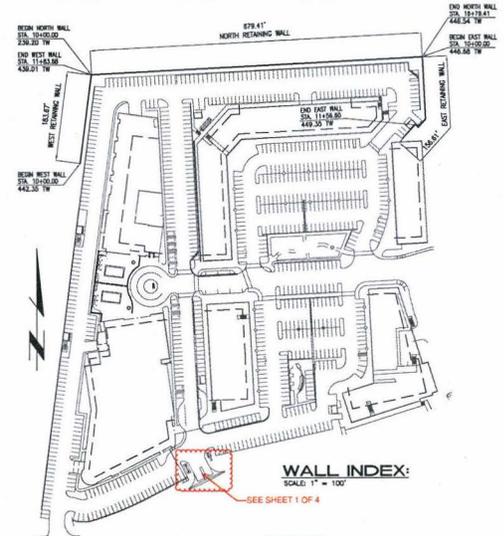
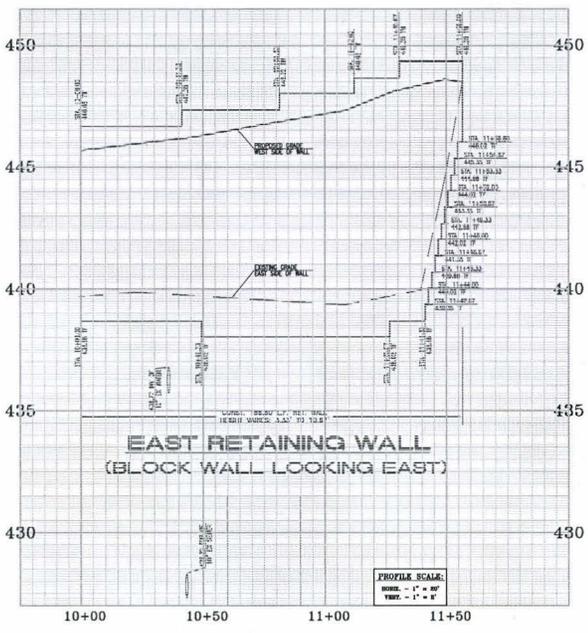
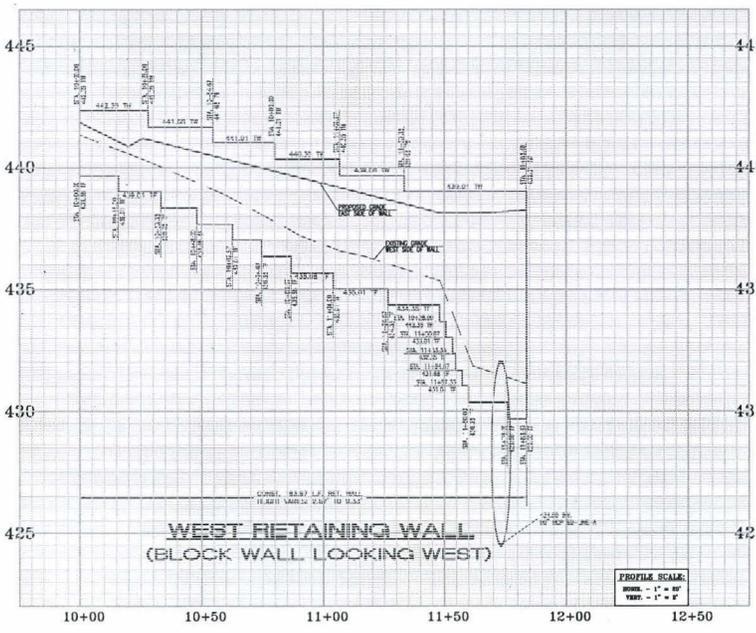
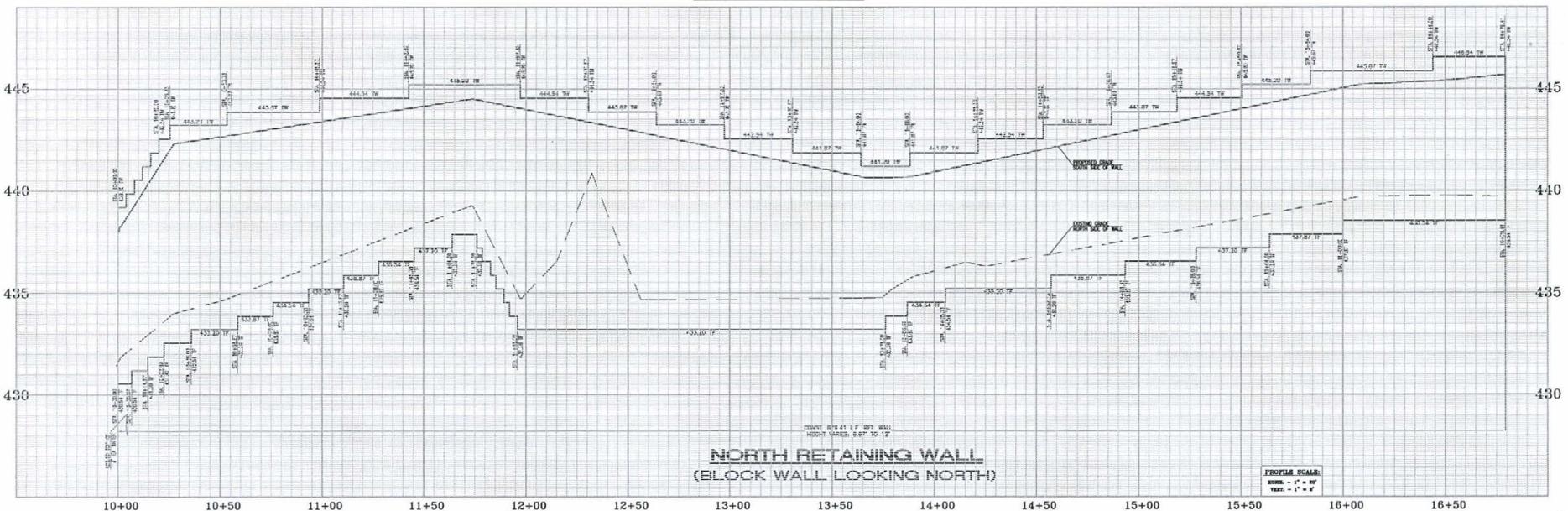
**T&E** Thienes Engineering, Inc.  
CIVIL ENGINEERING & LAND SURVEYING  
14310 FIRESTONE BOULEVARD  
LA BREA, CALIFORNIA 90039  
PH: (714) 851-8111 FAX: (714) 851-8173

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	REVISED PER SUBMISSION COMMITTEE MEETING 03/10/15	03/25/15
2	REVISED PER NEW SITE PLAN DATED 10/28/14	10/28/14
3	REVISED PER NEW SITE PLAN	11/20/14
4	REVISED PER SUBMISSION COMMITTEE MEETING 12/16/14	01/20/15
5	REVISED PER COUNTY MEETING AND COMMENTS	03/10/15
6	REVISED PER NEW SITE PLAN	03/10/15

**EXHIBIT "A"**  
**VESTING TENTATIVE PARCEL MAP NO. 072916**  
**MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL**  
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF "REMAINING PARCELS" OF PARCEL MAP NO. 18743, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
 AS PER MAP FILED IN BOOK 183, PAGES 38 AND 39 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RETAINING WALL DETAIL SHEET



**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR SUBCOMMITTEE MEETING	02/10/14
2	REVISED PER NEW SITE PLAN DRAWN 10/20/14	10/20/14
3	REVISED PER NEW SITE PLAN	11/10/14
4	REVISED PER SUBCOMMITTEE MEETING 02/10/14	02/10/14
5	REVISED PER COUNTY MEETING AND COMMENTS	03/10/15
6	REVISED PER UPDATED SITE PLAN	05/11/15

Applicant / Representative: **Thienes Engineering, Inc.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 14349 FREIGHTWAY BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 INC#28748-011 INC#28748-012



It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the sewer area study PC 12243as currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Industry.
2. As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised tentative map is required to show the following items:
  - a. As previously requested, label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
4. A revised exhibit map is required to show the following items:
  - a. Reconcile the existing sewer mainlines size; the callouts show 8" sewer while the size labeled along the lines varies from 10" to 12".
  - b. As previously requested, show any off-site improvements required by the approved area study, if applicable.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a “Will Serve Letter” from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.



Prepared by Tony Khalkhali

Pm72916w-rev2.doc

Phone (626) 458-4921

Date 06-04-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 072916 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-12-2015  
EXHIBIT "A" MAP DATED 05-12-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by <sup>SMS</sup> Juan Sarda

Phone (626) 458-4919

Date 06-10-2015

PM 72916L-rev2.doc  
<http://planning.lacounty.gov/case/view/r2014-01529/>

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Parcel and Parcel Maps, Vesting Tentative Parcel and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and parcel/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*  
Prepared by Juan Sarda *JMS*  
PM 72916L-rev2.doc  
<http://planning.lacounty.gov/case/view/r2014-01529/>

Phone (626) 458-4919

Date 06-10-2015

PCA GMTR/A885  
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map 72916 Tentative Map Dated 5/12/15 Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 184,094 yd<sup>3</sup> Location Rowland Heights APN \_\_\_\_\_  
Geologist Southern California Geotechnical Subdivider Rowland Ranch Properties, LLC  
Soils Engineer Southern California Geotechnical Engineer/Arch. Thienes Engineering

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: 9/10/14, 2/3/14  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
2. Geotechnical reports(s) may be required prior to approval of grading and/or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
3. The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
ON-SITE SOILS HAVE A HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



*William Man*  
William Man  
Soils Section

*[Handwritten Signature]*

Ricardo Lopez-Maldonado  
Geology Section

Date 6/2/15

Please complete a Customer Service Survey at [http://dpw.lacounty.gov/go/gmed\\_survey](http://dpw.lacounty.gov/go/gmed_survey)  
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Preliminary Road Condition

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate variable right-of-way on Gale Avenue along the project frontage to the satisfaction of Public Works.
2. Provide property line return radii of 27 feet at the intersections of any of the driveways to Gale Avenue.
3. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
4. The typical sections are not necessarily approved as shown.
5. The site plan is not necessarily approved as shown.
6. Construct curb, gutter, base, pavement, and sidewalk on Gale Avenue within the project frontage and appropriate offsite transition to the satisfaction of Public Works.
7. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Gale Avenue to the satisfaction of Public Works.
8. Construct driveway approaches at the site to the satisfaction of Public Works.
9. Plant street trees along the property frontage on Gale Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Comply with Traffic and Lighting mitigations and conditions based on the approved Traffic Study.
11. Provide street light on concrete poles with underground wiring along the property frontage on Gale Avenue to the satisfaction of Public Works or as modified by the Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

12. Install postal delivery receptacles in groups to serve two or more residential units.
13. Provide adequate sight distance for a 55 mph design speed on Gale Avenue from all the access points. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.
14. No monuments or pylon sign shall obstruct the line of sight.
15. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72916

MAP DATE: May 12, 2015

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Any change of direction within a Private Driveway and Fire Lane shall provide a 32 feet centerline turning radius. Some areas within the fire lane for this development are not in compliance with this requirement. Revise the Tentative and Exhibit Map, resubmit for review.
2. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72916

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### CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A reciprocal access agreement is required for all driveways being shared within this development. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. The on-site fire lanes shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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PROJECT: TR 72916

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5. The proposed buildings within this development being served by a 26 feet wide fire lane will have a height restriction due to the fire lane width indicated on the Exhibit Map. Such buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road or the building is more than three stories. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  6. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  7. The gradient of the fire lanes shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  8. Any change of direction within the fire lanes shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  9. The surface of the fire lanes shall be designed and maintained to support the live load of a fire apparatus weighing 75,000 pounds. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  10. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.



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PROJECT: TR 72916

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11. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  12. All driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

### CONDITIONS OF APPROVAL - WATER

13. Install **TBD** PUBLIC fire hydrant(s) as noted on the Exhibit Map.  
Location: AS PER MAP FILED IN OUR OFFICE.
14. Install **TBD** PRIVATE fire hydrant(s) as noted on the Exhibit Map.  
Location: AS PER MAP FILED IN OUR OFFICE.
15. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
16. All required fire hydrants shall provide a fire flow of **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.

Reviewed by: Juan Padilla

Date: June 10, 2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
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PROJECT: TR 72916

MAP DATE: May 12, 2015

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17. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
  18. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
  19. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
  20. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>72916</b>	DRP Map Date:	<b>05/12/2015</b>	SCM Date:	<b>06/18/2015</b>	Report Date:	<b>06/09/2015</b>
Park Planning Area #	<b>10</b>		<b>ROWLAND HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

**This project is exempt from park obligation requirements because:**

**Non-residential subdivision.**

**Trails:**

No trails.

**Comments:**

**Project exempt from Quimby fees because it is a commercial/hotel project.**

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*  
Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>72916</b>	DRP Map Date:	<b>05/12/2015</b>	SMC Date:	<b>06/18/2015</b>	Report Date:	<b>06/09/2015</b>
Park Planning Area #	<b>10</b>		<b>ROWLAND HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.53	0.0030	0	0.00
M.F. < 5 Units	2.91	0.0030	0	0.00
M.F. >= 5 Units	3.08	0.0030	0	0.00
Mobile Units	3.39	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = **10 ROWLAND HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$240,093	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$240,093	\$0



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

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**BOARD OF SUPERVISORS**

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June 3, 2015

Tentative Parcel Map No. 072916

Vicinity: Rowland Heights

Tentative Parcel Map Date: May 12, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 072916** based on the use of public water (Rowland Water District) and public sewer as proposed. A copy of a current (issued within the past 12 months of submittal) original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA** (M.T.)  
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